



Sussex County Planning & Zoning Commission

AGENDA

April 28, 2016

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – April 14, 2016

Old Business

2016-3 Black Creek Cove Subdivision Expanded – Stockley Materials, LLC

This is a major subdivision plan to subdivide 9.96 acres +/- into 8 single family lots with private roads and open space. The subdivision will be part of the Black Creek subdivision and will have access off of Green Fern Dr. The property is located on the southeast side of Peterkins Rd. approximately 1,671 ft. northeast of Zoar Rd. The property is zoned AR-1 (Agricultural Residential District). Tax Map I.D. 133-3.00-6.02

Waiver request for elimination of Landscape Buffer

2016-4 Lewes Crossing Subdivision Phase 8 – BDRP, LLC

This is a major subdivision plan to subdivide 19.52 acres +/- into 42 single family lots with private roads and open space. The subdivision will be part of Lewes Crossing and will have access off of Frances Ann St. The property is located on the south side of Beaver Dam Rd. approximately 1,436 ft. west of Salt Marsh Blvd. The property is zoned AR-1 (Agricultural Residential District). Tax Map I.D. 334-5.00-222.01

Public Hearings

~~C/Z #1799 WMF Watercraft & Marine~~

~~An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Indian River Hundred, Sussex County containing 4.489 acres, more or less. The property is located south of John J. Williams Hwy. (Rt. 24) 210 ft. east of Layton Davis Rd. (Rd 312A). (911 Address: 27037 John J. Williams Hwy., Millsboro) Tax Map I.D. 234 29.00-64.00, 64.01, 65.00~~

Withdrawn on April 19, 2016



2016-6- Benson – Delmarva Development Group, LLC

This is a major subdivision plan. The plan proposes to subdivide 18.4754 acres +/- into 24 single family lots with open space and a public road. The property is located at the northeast corner of Slaughter Beach Rd. (Rd. 224) and Coastal Hwy. (U.S. Rt. 1). The property is zoned AR-1 (Agricultural Residential District). Tax Map I.D. 230-7.00-89.00-89.24

C/Z #1800 Sussex Real Estate Partners, LLC (Belle Terre)

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a MR-RPC (Medium Density Residential District – Residential Planned Community) for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County containing 123.75 acres, more or less. The property is located southwest of Dorman Farm Ln., 1,000 ft. southwest of Mulberry Knoll Rd. (Rd. 284) and being approximately 1,800 ft. southeast of Cedar Grove Rd. (Rd. 283) and approximately 1,200 ft. northwest of John J. Williams Hwy. (Rt. 24). (911 Address: None Available) Tax Map I.D. 334-12.00-17.00, 18.00, 19.00 and 20.00

Other Business

Canaan Woods 2006-67

Final Subdivision Plan

Apple Arbor 2014-8

Final Subdivision Plan

Kaisy's Restaurant

Final Site Plan

The Reserves

Partial Sidewalk Waiver

The Reserves

Amendment to Condition of Approval

Lands of Gallo Jr. off Greenhurst Farm Rd.

Minor subdivision off Private Rd.

Planning and Zoning Commission meetings can be monitored on the internet at
www.sussexcountyde.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 20, 2016, at 3:35 pm., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

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